

RECEIVED  
#3

2018 APR 12 PM 3:28

OFFICE OF THE  
CITY CLERK

# MEETING OF THE COMMITTEE ON ZONING LANDMARK & BUILDING STANDARDS

**WEDNESDAY, MAY 9, 2018 AT 10:00 AM**  
**COUNCIL CHAMBERS, City Hall**

**Please Note:**

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Amended Agenda  
Appear in Numerical Order  
According to Ward

**NO. A-8385 (11<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT NO. O2018-2453**

**Common Address** 1350 S Union Ave

**Applicant** Alderman Patrick Thompson

**Change Request** Residential Planned Development 1325 to Residential Planned Development 1325, as amended

**NO. A-8386 (28<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT NO. O2018-2455**

**Common Address** 3212-3358 W Carroll Ave, 3239-3355 W Carroll Ave, 319-329 N Homan Ave and 349-353 N Homan Ave

**Applicant** Alderman Jason Ervin

**Change Request** M1-2 Limited Manufacturing District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**NO. A-8387 (28<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT NO. O2018-2457**

**Common Address** 4500-4524 W Fulton St and 4501-4529 W Fulton St

**Applicant** Alderman Jason Ervin

**Change Request** M1-2 Limited Manufacturing District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**NO. A-8388 (29<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT NO. O2018-2460**

**Common Address** 5900 W Chicago Ave

**Applicant** Alderman Christopher Talliaferro

**Change Request** RS3 Single Unit (Detached House) District to C2-2 Motor Vehicle Related District

**NO. 19578-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2299**

**Common Address:** 2660 W Armitage Ave

**Applicant:** M14 Land Investments LLC

**Owner:** M14 Land Investments LLC

**Attorney:** Thomas Moore

**Change Request:** B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** Applicant seeks to construct a 3 story 3 dwelling unit building 39 feet 4 inches in height with 3 parking spaces

**NO. 19580 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2301**

**Common Address:** 1445 N Rockwell St

**Applicant:** Grond Properties International LLC

**Owner:** Robert Blrkmeier

**Attorney:** Low Offices of Samuel VP Bonks

**Change Request:** RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** A new three story three unit residential building. The proposed building will be masonry in construction and measure 37 feet 9 inches in height. Onsite garage parking for three cars will be located on the rear of the subject lot

**NO. 19584 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2305**

**Common Address:** 1328-1334 W Grond Ave

**Applicant:** Thirteen Thirty Two LLC

**Owner:** Thirteen Thirty Two LLC

**Attorney:** John George/ Chris Leach, Akerman LLP

**Change Request:** B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

**Purpose:** To renovate the existing one story 14' tall commercial building into a 4900 square foot commercial bakery with 6 onsite parking spaces and 2 loading berths

**NO. 19588 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2309**

**Common Address:** 1759 N Campbell Ave

**Applicant:** 1759 Campbell LLC

**Owner:** Jose Acevedo and Lulde Acevedo

**Attorney:** Ximena Castro

**Change Request:** RS3 Single Unit (Detached House) District to RM5 Residential Multi Unit District

**Purpose:** The subject property consists of 2,817 square feet, and is currently a vacant lot. The Applicant proposes to rezone the property to construct a four story residential building with three residential dwelling units, 3 parking spots, and no loading. The height of the building will be 45 feet.

**NO. 19589 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2310**

**Common Address:** 1821 N Kimball Ave

**Applicant:** SST Real Estate Group LLC, Series 1812 Sawyer

**Owner:** SST Real Estate Group LLC, Series 1812 Sawyer

**Attorney:** Daniel Scatt

**Change Request:** RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** Owner intends to raze current building and construct a 5 unit residential building 45 feet high with 5 parking spaces. No commercial space

**NO. 19593-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2326**

**Common Address:** 1812-1814 W Division St

**Applicant:** Czar Enterprises LLC

**Owner:** Czar Enterprises LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** B3-2 Community Shopping District to B3-3 Community Shopping District

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject property. The existing building will be razed. The new proposed building will contain commercial space (2,758 square feet) - at grade level, and a total of twelve (12) dwelling units - above (2<sup>nd</sup> thru 4<sup>th</sup> Floors). The proposal also calls for the erection of a small outdoor deck (1,430 square feet), above the roof of the 4<sup>th</sup> Floor. The subject property is located on a Pedestrian Street and is less than 2,640 linear feet from the entrance of the CTA Blue Line Station. Therefore, the proposal qualifies as a Transit Oriented Development (TOD). As such, and pursuant to the TOD Ordinance, the Applicant will be providing zero (0) vehicular parking spaces and at least twelve (12) bicycle parking spaces - onsite. The bicycle parking will be located within the interior of the U<sup>1</sup> Floor of the proposed building. The new building will be masonry in construction and will measure 46 feet-8 inches in height (ceiling of 4<sup>th</sup> Floor).

**NO. 19595 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2328**

**Common Address:** 1415 N Rockwell St

**Applicant:** Grand Properties International LLC

**Owner:** Robert Birkmeyer

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** The Applicant is proposing to develop the subject property with a new three-story three-unit residential building. The proposed building will be masonry in construction. The proposed building will measure 37 feet 9 inches in height. Onsite garage parking for three (3) cars will be located at the rear of the subject lot.

**NO. 19606 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2451**

**Common Address:** 1537-41 W Pearson St

**Applicant:** Grandma Capital LLC

**Owner:** James Petrazzini Revocable Living Trust

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** The Applicant is proposing to develop the subject property with two (2) new three-story residential buildings. Two (2) separate and distinct zoning lots will be established. Each proposed residential building will be masonry in construction. Each proposed residential building will measure 43 ft. and 11 7/8 inches in height. Building No. 1 will contain four (4) dwelling units and have four (4) onsite garage parking spaces at the rear of the lot. Building No. 2 will contain two (2) dwelling units and have two (2) onsite garage parking spaces at the rear of the lot.

**NO. 19600 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2354**

**Common Address:** 1454 W Chestnut Street

**Applicant:** 1454 W Chestnut LLC

**Owner:** Alfreda and Alicia Hernandez

**Attorney:** Law Office of Mark J Kupiec

**Change Request:** RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** To demolish the existing building and build a new 3 story, 3 dwelling unit residential building; 3 parking spaces; no commercial space; 3 story, height 37'-10"

**NO. 19613-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2946**

**Common Address:** 1731-47 N Elston Ave/ 1428-72 W Willow St

**Applicant:** Elston Industrial Lofts LLC

**Owner:** Elston Industrial Lofts LLC

**Attorney:** Rolando Acosta

**Change Request:** M3-3 Heavy Industry District to C2-3 Motor Vehicle Related Commercial District

**Purpose:** The subject property consists of 80,134.88 square feet and is improved with a one-story and a two-story commercial building currently used for multiple commercial tenants with a total of approximately 105,000 sq. ft., 50 parking spaces, and one loading berth. The Applicant proposes to rezone the property to expand the range of available commercial uses and to establish the existing 50 parking spaces as the required parking pursuant to the Transit-Served Location provisions of the Zoning Ordinance as the property is 1,020 feet from the Clybourn Metra Station. The Applicant will provide 188 bicycle spaces. No additions or modification of the exterior of the existing buildings is proposed. No change to the height of the building is proposed, and it will remain at 25 feet.

**NO. 19586-T1 (12<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2307**

**Common Address:** 3401 S Ashland Ave

**Applicant:** Adriana Atilano

**Owner:** Adriana Atilano

**Attorney:** Amy Degnan, Daley & Georges

**Change Request:** RS3 Single Unit (Detached House) District to C1-2 Neighborhood Commercial District

**Purpose:** To allow for the rehabilitation of a ground floor restaurant and 3 existing residential units. There are 3 parking spaces at the rear of the property

**NO. 19611 (12<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2738**

**Common Address:** 1900 W Pershing

**Applicant:** 1900 W Pershing LLC

**Owner:** 1900 W Pershing LLC

**Attorney:** John Escobar

**Change Request:** C1-2 Neighborhood Commercial District to RM5 Residential Multi Unit District

**Purpose:** Develop and construct four three story buildings. Each building will consist of four town home units with two car garage spaces for each unit. Each unit will be approx. 2,000 sq.ft. Applicant does not intend to have commercial use. Building height 35'

**NO. 19612-T1 (12<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2784**

**Common Address:** 2000 W 34<sup>th</sup> Street

**Applicant:** Alejandro Guerra

**Owner:** George Florakos

**Attorney:** John Escobar

**Change Request:** C3-3 Commercial, Manufacturing and Employment District to C1-3 Neighborhood Commercial District

**Purpose:** Modify Type 1 Plans. Roof deck will seek special use permit. Zero setbacks. Height: 37 feet. The proposed expansion will include a level 3 apartment unit

**NO. 19607 (14<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2516**

**Common Address:** 4801-4859 S Cicero

**Applicant:** Cicero Senior Lofts, LLC

**Owner:** William Sircher and Robert Sircher

**Attorney:** Lawrence Adelson

**Change Request:** Business Planned Development 919 to Business Planned Development 919, as amended

**Purpose:** The property will be redeveloped for approximately 62-units of senior housing. Approximately 40 parking spaces will be provided. The current design does not include any commercial space. The building will be approximately 45 feet to the top of the parapet. An existing billboard will remain.

**NO. 19587 (15<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2308**

**Common Address:** 4326-4332 S Western Ave

**Applicant:** Carolyn Glastris

**Owner:** Abinay LLC Series Western

**Attorney:** Barry Bartlett, Bartlett & Associates

**Change Request:** B3-1 Community Shopping District to C1-1 Neighborhood Commercial District

**Purpose:** The existing 4375 sq ft one story building, height from approximately 10 feet in one portion to approximately 12 feet in another, with 20 parking spaces will not be altered. The property will be used to establish a new business to cut, sew and alter clothing for retail and wholesale commercial use and light manufacturing related thereto

**NO. 19573 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2292**

**Common Address:** 3305 W Cermak Road

**Applicant:** Felix Sotelo

**Owner:** Felix Sotelo

**Attorney:** Jeff Chon / Villolobos & Associates

**Change Request:** C1-2 Neighborhood Commercial District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** Two dwelling units,- 1 ½ story brick & frame apartment building; 4 parking spaces; building measures about 1572.41 sq. ft. and is about 18.5 ft. high. residence

**NO. 19596 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2329**

**Common Address:** 4227 W 35<sup>th</sup> St

**Applicant:** The Peoples Gas Light and Coke Company

**Owner:** The Peoples Gas Light and Coke Company

**Attorney:** Chico & Nunes

**Change Request:** M2-1 Light Industry District and M2-3 Light Industry District to M3-1 Heavy Industry District and then to a Planned Development

**Purpose:** Applicant plans to build a new two-story field service center. The new service center will be approximately 71,719 square feet and 33.5 feet high. There will be on-site parking for approximately 417 vehicles, including 9 accessible spaces. 400 company vehicles, including 38 crew truck spaces.

**NO. 19601 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2365**

**Common Address:** 4225 W Ogden Ave

**Applicant:** Lance Construction Supplies Inc

**Owner:** Lance Construction Supplies Inc

**Attorney:** Marcus Nunes

**Change Request:** M1-2 Limited Manufacturing District to M2-2 Light Industry District

**Purpose:** The new warehouse will be 22 feet tall and 12,000 square feet and will be used to store building materials. The new building will replace the current warehouse that is located on the western portion of the property. There are currently 20 parking spaces on the property. The number of available parking spaces will not change



**NO. 19576-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2296**

**Common Address:** 2530 S Leavitt Street

**Applicant:** Cloud Property Management LLC 2350 Series

**Owner:** Cloud Property Management LLC 2350 Series

**Attorney:** Thomas Moore

**Change Request:** RS3 Single Unit (Detached House) District to RM5 Residential Multi Unit District

**Purpose:** Applicant seeks to build 1 additional story on an existing 1 story 1 dwelling unit building for a total of 2 stories with 4 dwelling units. 3 parking spaces and a total building height of 23 feet 6 inches.

**NO. 19582 (25<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2303**

**Common Address:** 1811 S Laflin

**Applicant:** Rana Sharma Homes, LLC Laflin Series

**Owner:** Rana Sharma Homes, LLC Laflin Series

**Attorney:** Warren Silver

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

**Purpose:** The proposed use of the subject property is a three-story 40 foot high residential building with three dwelling units and two off-street parking spaces in a detached garage.

**NO. 19581-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2302**

**Common Address:** 2833 W Chicago Ave

**Applicant:** Martorina Family LLC

**Owner:** Martorina Family LLC

**Attorney:** Louis Weinstock

**Change Request:** M1-2 Limited Manufacturing District to C2-3 Motor Vehicle Related Commercial District

**Purpose:** Existing retail garden center with new outdoor storage and operations. The existing building is 10,691 square feet, 23 feet and 7 inches tall, with no changes. 3 parking spaces will be provided.

**NO. 19597-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2330**

**Common Address:** 1653 N Keystone Ave

**Applicant:** Felipe Caraballo

**Owner:** Felipe Caraballo

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The Applicant is seeking a zoning change to permit and legally establish a third dwelling unit within the existing residential building. The existing two-story residential building is masonry in construction. No physical expansion of the existing building is proposed at this time. On-site garage parking will remain located at the rear of the subject property.

**NO. 19610 (26<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2703**

**Common Address:** 839-843 N California Ave

**Applicant:** Angelo Yangas

**Owner:** Angela Yangas

**Attorney:** Low Offices of Samuel VP Banks

**Change Request:** C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The Applicant is seeking a zoning change in order to permit the location and establishment of an artist live-work space, within the grade level (1<sup>st</sup> floor) of the existing four-story building. The building will continue to have a total of six (6) dwelling units - on and between the 2<sup>nd</sup> thru 4<sup>th</sup> floors. The newly established live/work space will contain a gallery/showroom - at the front, and a dwelling unit and work studio - at the rear. The property will continue to have onsite parking - for at least six (6) vehicles, at the rear of the building. No physical expansion of the existing building is necessary or intended. All of the proposed work will be wholly within the interior of the floor. The existing building is masonry, glass and steel, in construction, and measures approximately 45' in height.

**NO. 19591-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2324**

**Common Address:** 314-318 S Halsted St

**Applicant:** M19 Land Investments LLC and M21 Land Investments LLC

**Owner:** M19 Land Investments LLC and M21 Land Investments LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** DX-5 Downtown Mixed Use District to DX-5 Downtown Mixed Use District

**Purpose:** The Applicant is proposing to establish four (4) new residential units, for a total of nine (9) residential units, within the existing four-story mixed-use building. The existing building will otherwise remain without change. The 55-foot building height will remain without change. This Zoning Map Amendment application will permit an off-street parking reduction pursuant to the TOD Ordinance, because the subject property is located within 650 linear feet from the Halsted Blue Line CTA Station. Therefore, no onsite parking is required or being provided.

**NO. 19592 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2325**

**Common Address:** 1114 W Fulton St

**Applicant:** FMW Holdings LLC

**Owner:** FMW Holdings LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** C1-1 Neighborhood Commercial District to DX-5 Downtown Mixed Use District

**Purpose:** The Applicant is seeking a zoning change in order to permit the renovation and expansion of the existing four-story building. The zoning change will also bring the existing non-conforming building into compliance, under the current Zoning Ordinance. The proposed renovation plan calls for the establishment of commercial (3,137 square feet) space - at grade level, and office suites - above (Floors 2 thru 4). The plan also calls for the erection of a one-story penthouse, above the 4<sup>th</sup> Floor, which will be for the exclusive use of the tenants of the building. No onsite parking is intended or required. The existing building, with proposed 5<sup>th</sup> Floor addition, is and will be masonry in construction and will measure 61 feet-0 inches in height.

**NO. 19604 (28<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2394**

**Common Address:** 3200-3204 N Kildare Ave, 3210-3211 N Kildare Ave, 3200-3210 N Keeler Ave, 3215-3225 N Keeler Ave, 4151-4157 W Melrose St and 4200-4308 W Belmont Ave

**Applicant:** 4200 W Belmont LLC

**Owner:** 4200 W Belmont LLC

**Attorney:** Rolanda Acosta

**Change Request:** Business Planned Development No. 409 to C1-5 Neighborhaad Commercial District and then C1-5 Neighborhaad Commercial District to Business Planned Development 409, as amended

**Purpose:** The Applicant propases ta reuse a portion of the existing one-story building for religious assembly. The total size of the existing two-story and one-story buildings will remain at approximately 85,000 sf The balance of the buildings will continue ta be used far cammercial uses. The existing 59 parking spaces and twa laading berths will remain

**NO. 19609-T1 (28<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2612**

**Common Address:** 3458 W Lake St

**Applicant:** T.O. Connor, LLC

**Owner:** T.O. Cannar, LLC

**Attorney:** Lawrence Lusk

**Change Request:** M1-3 Limited Manufacturing/ Business Park District to B2-3 Neighbarhaad Mixed-Use District

**Purpose:** One commercial unit of 1,969 sf on first flaar. Two residential units each on second and third flaaers (tatal faur (4) units) with combined total residential square footage af 4,046 sf

**NO. 19574 (29<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2293**

**Common Address:** 112 S Parkside Ave

**Applicant:** Joy C Harris

**Owner:** Jay C Harris

**Attorney:** Lewis W. Pawell III

**Change Request:** RS3 Single Unit (Detached House) District ta RT3.5 Residential Two Flat, Tawnhouse and Multi Unit District

**Purpose:** A new two story with basement four dwelling unit building. 28 feet high. 7,286 sq.ft. of floor area ratia and faur aff street parking spaces

**NO. 19575-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2292**

**Common Address:** 3045 N Ashland

**Applicant:** Everbrite 3045 N Ashland LLC

**Owner:** Everbrite 3045 N Ashland LLC

**Attorney:** Thomas J Murphy

**Change Request:** B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** 3 ½ story building with basement and roof deck, 3 dwelling units: basement and first floor duplexed are 2935 sq.ft., second floor is 1468 sq.ft., third floor is 1468 sq.ft. (second floor and third floor are each a simplex), building height is 38'5" no commercial units, a carport at rear covers 3 parking spaces and has a roof deck

**NO. 19590-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2311**

**Common Address:** 2469-71 N Clybourn Ave

**Applicant:** GMO LLC

**Owner:** GMO LLC

**Attorney:** Rolando Acosta

**Change Request:** M1-2 Limited Manufacturing District to B3-3 Community Shopping District

**Purpose:** The subject property contains 7,500 square feet and is currently vacant. The Applicant proposes to rezone the property to build a five-story mixed-use residential building with two ground floor commercial spaces, eight residential dwelling units, eight parking spaces, and no loading berth. The height of the building will be 53'6"

**NO. 19579 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2300**

**Common Address:** 4942 N Monticello Ave

**Applicant:** Real Equities Inc

**Owner:** Real Equities Inc

**Attorney:** Paul Kolpak

**Change Request:** RS3 Single Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

**Purpose:** To erect a 3 story slab-on-grade masonry building w/ 3 simplex dwelling units & 3 open parking spaces located in rear yard. Height of building will be 32 feet 0 inches to underside of roof structure and 36 feet 6 inches to parapet. Each floor / dwelling unit will be approx. 1,300 square feet.

**NO. 19602-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2371**

**Common Address:** 3215-3217 N Troy St

**Applicant:** 3217 Troy LLC

**Owner:** Vincent and Linda Poliszczuk and Charles Pequeno

**Attorney:** Paul Kolpok

**Change Request:** RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** The lot is to be improved with two (2) new buildings; one building shall be 3 stories with a basement, 5 dwelling units, & 5 parking spaces. The second building shall be 3 stories with a rooftop deck, 3 dwelling units, and 3 parking spaces. The total units between the two buildings will be eight (8) units. The height of both buildings will be 35 feet 4 inches. There will be no commercial space in either building.

**NO. 19605-T1 (35<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2445**

**Common Address:** 3701 W Montrose Ave

**Applicant:** Anna Mehedinti

**Owner:** Anno Mehedinti

**Attorney:** Robert Walker

**Change Request:** B3-1 Community Shopping District to B3-2 Community Shopping District

**Purpose:** Third Story addition to existing 2 ½ story multi-unit building, 2 dwelling units, 3 parking spaces in rear of building. 1, 296 square feet of commercial space 34'0" height of building

**NO. 19598 (36<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2350**

**Common Address:** 2106-2108 N Laramie Ave

**Applicant:** 4342 W Shakespeare, LLC

**Owner:** 4342 W Shakespeare LLC (2106 N Laramie) & Janet Mortinez (2108 N Laramie)

**Attorney:** Law Office of Mork J Kupiec

**Change Request:** RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** To build a new 3 story (Max 38 feet high) residential building with 3 dwelling units and 3 on-site parking spaces at 2106 N Laramie Ave; the existing 2 ½ story residential building with the existing 2 dwelling units and 2 parking spaces will remain with no change proposed at 2108 N Laramie Ave

**NO. 19583 (37<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2304**

**Common Address:** 315 N Lotus Ave

**Applicant:** Linda Rivera

**Owner:** Linda Rivera

**Attorney:** Thomas Moore

**Change Request:** RS3 Single Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

**Purpose:** Applicant seeks to make her 2 story 4 unit as built building with basement and attic conforming. The height of the building is 34.9 feet with 4 parking spaces.

**NO. 19585-T1 (40<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2306**

**Common Address:** 2044-46 W Foster Ave

**Applicant:** Aidan Development Corp

**Owner:** Aidan Development Corp

**Attorney:** Thomas Moore

**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** Applicant seeks to demolish an existing building on lot and construct a new 3 ½ story, 6 dwelling unit building 42 feet 10 inches in height with 6 parking spaces.

**NO. 19603-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2386**

**Common Address:** 3500-3504 N Clark St

**Applicant:** Justara LLC

**Owner:** Justara LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** B3-2 Community Shopping District to B3-3 Community Shopping District

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use (commercial/residential) building, at the subject property. The existing one-story commercial building will be razed. The new proposed building will contain commercial space (4,421 square feet) - at grade level, and a total of eighteen (18) dwelling units - above (Floors 2 thru 4). There will be a roof deck, available for the exclusive use of the residential tenants of the building, located above the 4<sup>th</sup> Floor. The subject property is located on a Pedestrian Street and less than 2,640 linear feet from the entrance to the CTA 'El' Station. Therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for a total of five (5) vehicles, located at the rear of the new building, off of the Public Alley. The new building will be masonry in construction and measure 46 feet-1  $\frac{3}{4}$  inches in height to the ceiling of the 4<sup>th</sup> Floor (55 feet-1  $\frac{1}{2}$  inches to the ceiling of the rooftop access structure).

**NO. 19594 (47<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2327**

**Common Address:** 1645 W Irving Park Road

**Applicant:** Basilios Capitol I LLC

**Owner:** Basilios Capitol I LLC

**Attorney:** Bernard Citron/ Thompsan Coburn LLP

**Change Request:** B1-1 Neighborhaod Shapping District to B2-2 Neighborhood Mixed Use District

**Purpose:** The existing building consists af 2 dwelling units and once cammercial space on the ground floor. The proposed rezoning will allow the conversion of the existing commercial space ta a residential unit on the ground floor. The building is approximately 30 feet in height and has two parking spaces in an enclased garage.



**NO. 19608 (47<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2584**

**Common Address:** 4757 N Ashland Ave

**Applicant:** 4757 Ashland LLC

**Owner:** Chicago Title Trust No. 118744

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** B3-2 Community Shopping District to B3-3 Community Shopping District

**Purpose:** To permit the construction of a new four-story mixed-use (commercial/residential) building, at the subject property. The existing one-story commercial building will be razed. The new proposed building will contain commercial/retail space (3,650 square feet) - at grade level, and a total of thirty-nine (39) dwelling units - above (Floors 2 thru 4). There will be off-street parking for thirty-five (35) vehicles, located within the interior of the Floor, which will be accessible via the Public Alley at the east end of the property. The new building will be masonry in construction and will measure 55 feet-0 inches in height.

**NO. 19577-T1 (49<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2298**

**Common Address:** 1730 W Greenleaf Ave

**Applicant:** 1730 W Greenleaf, Inc.

**Owner:** 1730 W Greenleaf, Inc.

**Attorney:** Thomas Moore

**Change Request:** B2-3 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The applicant seeks to convert and preserve the facade of an existing 2 story building and construct 2 new stories for a total 4 stories and 30 dwelling units with a height of 52 feet 7 inches and no parking spaces. The subject property is 493 feet (within the required 1,320 feet of the Metra train station entrance so we are seeking a waiver to provide no parking, to decrease the minimum lot area per dwelling unit and an increase in the floor area ratio as a Type-I zoning amendment